

Application Reference: 2025/0537

Site Address: 256 Sackup Lane, Darton, Barnsley, S75 5AX

Introduction: The application seeks full planning permission for alterations to roof including front and rear dormers and additional windows, single storey front extension, and render and wood cladding to all elevations.

Relevant Site Characteristics:

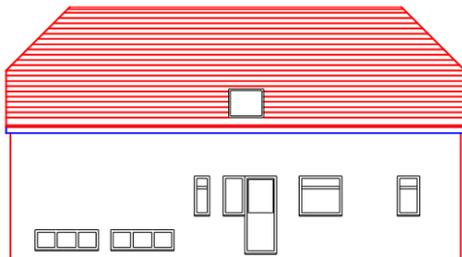
The dwelling is an individually designed red brick dwelling featuring a tiled, hipped style roof. The dwelling is located within a considerable sized curtilage. With the dwelling situated behind older dwellings on Sackup Lane, it would have presumably been a back-fill development when it was originally constructed.

Site History

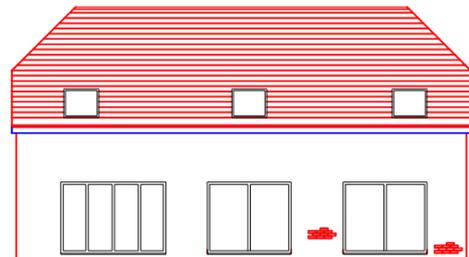
Application	Description	Approved or Refused
B/91/0757/DT	Installation of dormer and erection of ground floor extension to dwelling.	Approved

Detailed description of Proposed Works

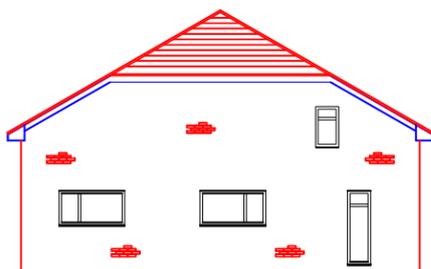
The proposal is for a significant alteration to the exterior appearance of the dwelling, along with interior alterations. The exterior alterations include the addition of several new windows, a new porch style front extension with enhanced entrance door and the addition of front and rear dormers. In replacement of the existing brick work, the dwelling is proposed to be finalised in a combination of render and buff coloured brick cladding,



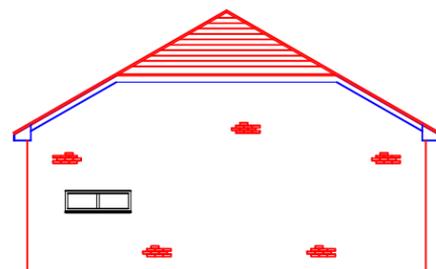
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

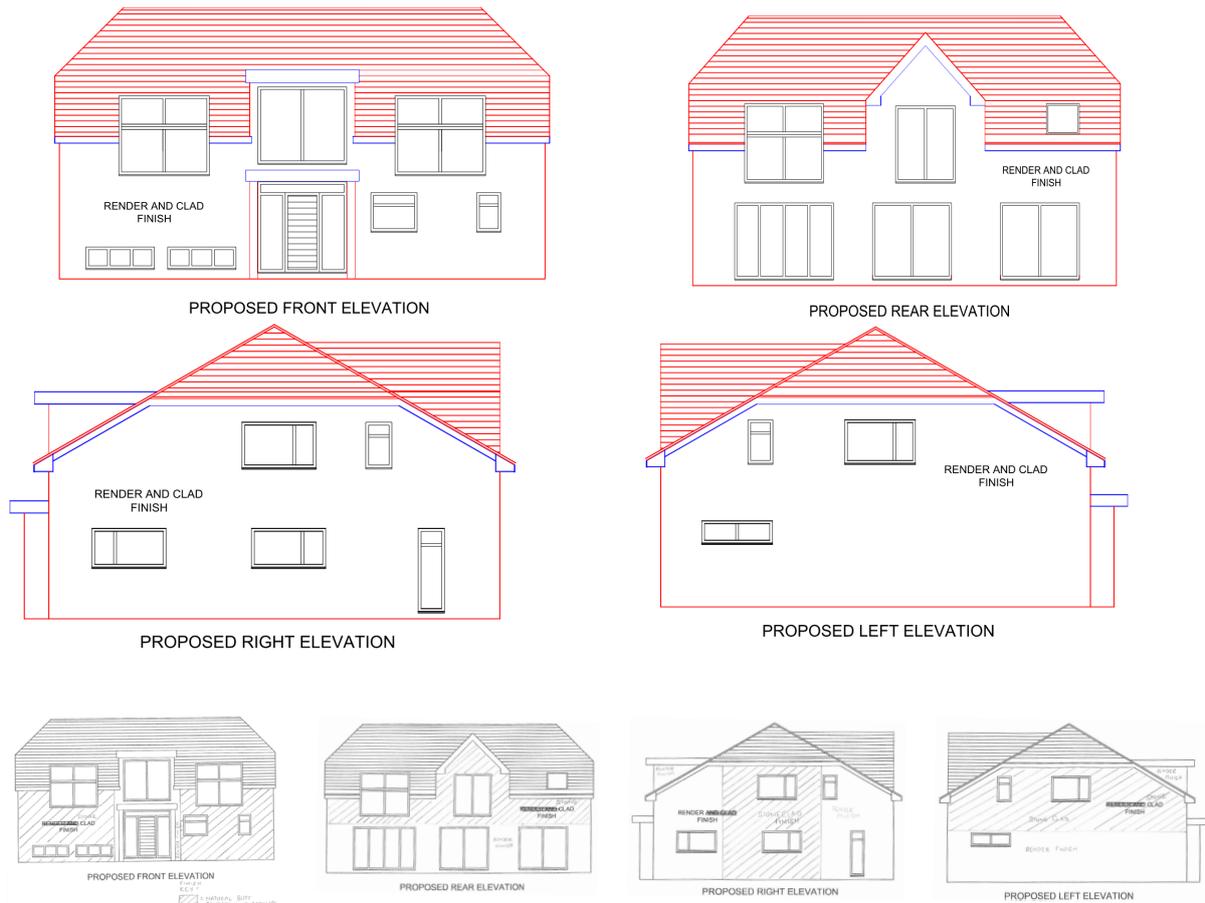


EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

Existing Elevations



Proposed Elevations

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No comments have been received

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties

Scale, Design and Impact on the Character

Whilst the dwelling is quite substantial, given its individual design and location, the dwelling sits comfortably within the varied street scene, particularly in relation to those on High Street which are located closest.

In specific regard to the scale, the proposed changes are relatively modest, with the addition of front and rear dormers and a small front porch extension, which at less than 3sqm and 3m high would be considered as permitted development. At a combined total of less than 50 cubic metres, and an appropriate sizing and location, both dormers may have been eligible for permitted development in relation to size and not fronting a highway, but this would be dependent on clarification of previous extension.

Internally the development appears to be more significant but would be subject to separate building control approval. With additions rather than substantial extension of the existing dwelling, the impact on the overall scale of the dwelling would be considered as modest and as noted in the residential amenity section below, would not be deemed as overbearing.

Unusually, the proposed design changes through the addition of dormers, and certainly the proposed new windows would add to the otherwise limited aesthetic appeal of the current dwelling. The proposed antique white coloured silicone render and stone cladding, applied in varying proportions to the elevations of the dwelling would reflect materials used within neighbour dwellings and further add character to the dwelling. In the resulting refreshed, design, although being acceptable, it does result in the almost complete loss of any original character the dwelling previously had.

Whilst such significant changes would usually be required to be refrained, on this occasion, given the semi-isolated nature of the dwelling, restricted public visibility and the varying design of dwellings which surround it, many also featuring render or appearing to be constructed of or featuring aspects of buff coloured stone or stone cladding; the dwelling creates enough reflection of nearby dwellings as to not have any significant impact on the broader street scene. Mitigating factors in determining this impact also arise from the limited current view of the dwelling from Sackup Lane, with only part of the side elevation and roof being publicly visible.

The dwelling is more visible from High Street, but the most prominent public view would again be of a side elevation and roof, although part of the front elevation may be visible from specific vantage points.

In balancing the loss of original design and character of the original dwelling, with the proposed additions and subsequent refreshed design and new character, along with its setting within the street scene, the proposal would only be considered to have minimal impact and would remain complainant with local policies GD1 and D1 which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With the somewhat unusual location, and despite being surrounded by dwellings on all sides, the impact on neighbouring amenity would not be significantly impactful. The proposed dormers and small ground floor extension would add mass to the dwelling but with no increase in height and consideration of the dwelling's location would prevent it from being significantly overbearing. The existing trees of the rear garden would also support this, by helping diffuse the difference in land height between the dwelling and neighbouring dwellings to the rear. The proposed front elevation dormer, and additional windows would only directly overlook the dwelling's own driveway, with a direct distance to the boundary of over 30m. The proposed first-floor bedroom window, and to a lesser extent the proposed ensuite bathroom window, both on the southeastern elevation would only overlook the front gardens of dwellings on High Street, with an unobstructed view of the road/front gardens for over 50m. With no impact of overbearing or concerns over privacy for these neighbouring dwellings, these aspects of the proposal would have a limited impact on the amenity of neighbouring dwellings.

The proposed windows for the northeastern side elevation would potentially be short of the recommended distance of 21m for overlooking windows. At between 15 and 16m between dwellings, with a similar occurrence possibly applicable to the southern elevation, with 20 to 22m meters between dwellings. The mitigating factor for not considering this potential breach, and for the breach itself to be potential is that established shrubs and trees between the dwellings both diffuse the view and block identification of potential windows on neighbouring dwellings. With no neighbour objections, uncertainty if any windows would be directly overlooked, and with the trees or shrubs unlikely to be removed, as this would impact on privacy for all dwellings and their gardens, it would be considered that the overall impact on neighbouring amenity would be modest.

Whilst the different aspects of the proposal would have a limited or modest impact on residential amenity, and the guidance of local SPD House Extensions and Other Domestic alterations has not been completely met; with the mitigation outlined above, the proposal would remain compliant with local policy GD1 and D1 which carries moderate weight in favour of the proposal.

Highways

The dwelling features its own long driveway leading from Sackup Lane, a large, detached garage and a significant amount of existing hardstanding at the front of the dwelling, which more than

adequately meets parking provision requirements. With sufficient parking provision to meet no changes to access, there would be no impact on highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Clarification of material and colour choices in relation to the proposed render and cladding was requested, and subsequent information provided.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.